

PB# 97-20

**CELLULAR ONE TOWER
(WITHDRAWN)**

9-1-19.22

7-20

CELLULAR ONE TOWER - SITE PLAN
RT. 32 (OLSEN)

2/12/98 Withdrawn

DATE June 6, 1997 **RECEIPT** NUMBER 97-20
 RECEIVED FROM Alexandra Cellular Corporation
 Address 22 E 4th Rd. Suite 210 - Poughkeepsie, N.Y. 12601
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	#3897	
BALANCE DUE	-0-		MONEY ORDER		

J. Zappala
 BY Myra Hassen, Secretary

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt

16386

June 9 1997
 Received from Alexandra Cellular Corp. \$ 100.00
One Hundred and 00/100 DOLLARS
 For P.B. #97-20 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR #3896</u>		<u>\$100.00</u>

By Dorothy H. Hassen
Town Clerk
 TITLE

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

16386

Received from Alexandra Cellulose Corp. June 9 1997 \$100.00

One Hundred and 00/100 DOLLARS

For P.B. #97-20 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 13896</u>		<u>100.00</u>

By Dorothy H. Hopper

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Orig. fee 291.50

Map Number

151-98

City

|

CORNWALL

Section

9
70

Block

1

Lot

19.22
47.2

Town

|X|

Village

new windsor

Title:

Haber Estates

Dated:

7-21-98

Filed

8-31-98

Approved by

Marjorie Bennett

on

August 28, 1998

Record Owner

Morton Haber

DONNA L. BENSON

Orange County Clerk

Subdivision
2 Sheets

* Pay Attention Signing off

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/12/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-20

NAME: CELLULAR ONE - NEW WINDSOR

APPLICANT: D/B/A/ CELLULAR ONE -C/O PRI CELLULAR

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
06/06/97	REC. CK. #3897	PAID		750.00	
06/11/97	P.B. ATTY. FEE	CHG	35.00		
06/11/97	P.B. MINUTES	CHG	36.00		
02/12/98	P.B. ENGINEER FEE	CHG	291.50		
02/12/98	RET. TO APPLICANT	CHG	387.50		
		TOTAL:	750.00	750.00	0.00

Gaveto L. Reis 2/12/98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/12/98

PAGE: 1

STAGE:

LISTING OF PLANNING BOARD ACTIONS

STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 97-20

NAME: CELLULAR ONE - NEW WINDSOR

APPLICANT: D/B/A/ CELLULAR ONE -C/O PRI CELLULAR

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/28/98	REC. LETTER FROM CELL ONE	WITHDRAWN
11/05/97	WORK SESSION APPEARANCE	DISCUSSION
06/11/97	P.B. APPEARANCE . REFER TO Z.B.A.	NEED SPEC. PERMIT
06/04/97	WORK SESSION APPEARANCE	SUBMIT
05/21/97	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/12/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-20

NAME: CELLULAR ONE - NEW WINDSOR

APPLICANT: D/B/A/ CELLULAR ONE -C/O PRI CELLULAR

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/06/97	MUNICIPAL HIGHWAY	06/16/97	APPROVED
ORIG	06/06/97	MUNICIPAL WATER	06/13/97	APPROVED
ORIG	06/06/97	MUNICIPAL SEWER	/ /	
ORIG	06/06/97	MUNICIPAL FIRE	06/06/97	APPROVED

AS OF: 02/12/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 20

FOR WORK DONE PRIOR TO: 02/12/98

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
97-20	122619	05/21/97	TIME	MJE	WS CELL ONE	75.00	0.40	30.00			
97-20	123852	06/04/97	TIME	MJE	WS CELL ONE S/P	75.00	0.40	30.00			
97-20	123766	06/10/97	TIME	MJE	MC CELL ONE	75.00	0.50	37.50			
97-20	123787	06/11/97	TIME	MJE	MC CELL ONE	75.00	0.20	15.00			
97-20	124409	06/11/97	TIME	MCK	CL CELL ONE RVW COMM	28.00	0.50	14.00			
97-20	123742	06/20/97	TIME	MJE	MC OLSEN CELL ONE TC	75.00	0.30	22.50			
97-20	123582	06/23/97	TIME	MJE	MC CELL ONE ZBA REF	75.00	0.80	60.00			
97-20	123583	06/23/97	TIME	MJE	MC CELL ONE OLSEN TC	75.00	0.30	22.50			

								231.50			
97-20	125535	06/30/97			BILL 97-601 7/15/97					-231.50	

										-231.50	
97-20	125027	07/02/97	TIME	MJE	MC CELL ONE W/ZBA ATTY	75.00	0.40	30.00			
97-20	137736	11/05/97	TIME	MJE	WS CELL ONE	75.00	0.40	30.00			

								60.00			
97-20	139971	11/30/97			BILL 97-1147 12/15/97					-60.00	

										-60.00	

TASK TOTAL								291.50	0.00	-291.50	0.00

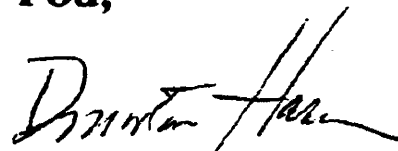
GRAND TOTAL								291.50	0.00	-291.50	0.00

January 28, 1998

Dear Sir,

I, Dr. Haber, as owner of the property
site 70-1-47.2, town of New Windsor confirm
that cellular one has not exercised its option
with me for its cellular site on the above
property. Therefore I confirm that cellular
has permanently withdrawn its intention for
use of the said site.

Thank You,



Dr. Haber

22 IBM Road, Suite 210
Poughkeepsie, NY 12601
Phone: (914) 453-4000
Fax: (914) 453-9999

Sales Offices:

COBLESKILL
Hilltop Square
Campus Dr. Ext.
(518) 231-4000

HUDSON
300 Fairview Avenue
(518) 828-4400

HYDE PARK
562 Albany Post Road
(914) 453-9500

KINGSTON
630 Ulster Avenue
(914) 389-9000

MONTICELLO
123 Jefferson Street
(914) 797-9000

NEW PALTZ
Route 299 (Fay's Plaza)
(914) 256-9000

POUGHKEEPSIE
804 South Road Square
(914) 453-9000

January 28, 1998

Myra Mason
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Dear Myra Mason:

SUBJECT: APPLICATION WITHDRAWAL

At this time, CellularOne would like to withdrawal the application for the town of New Windsor, tax map number 70-1-47.2. Please feel free to contact me at (914) 463-5938 if you have any questions. Thank you in advance for your assistance to this matter.

Respectfully yours,

Kevin Brennan

Kevin Brennan
Project Manager
PriCellular Corporation

DISCUSSIONCELLULAR ONE

MR. KRIEGER: I have two things I need to discuss with the board. Number one, you remember the site plan from Cellular One which was referred to the zoning board because they needed a variance. It now appears that that action for SEQRA purposes is probably a Type I action which means that a coordinated review is required. Since the planning board is an interested agency, obviously, and it frankly is better equipped than the zoning board is to conduct the SEQRA review, if the planning board is going to indicate that it wants to be lead agency, shouldn't the, or my feeling, my question the applicant be in here to make their SEQRA application in front of the planning board. This is the usual, an exception from the usual circumstances cause usually when matters are referred to the zoning board, there's no SEQRA concern of this type.

MR. PETRO: Why is it going, why is it a positive dec?

MR. KRIEGER: Because it is probably quote unquote substantially contiguous to a building on a national historic register, not the building that Mark had previously alerted me to, but it may be substantially contiguous to Knox Headquarters bearing in mind that the operative word is substantially.

MR. PETRO: Very close, in other words.

MR. KRIEGER: Too close to ignore which makes it a Type I action.

MR. PETRO: So have that come back to the planning board and we'll take action from here.

MR. KRIEGER: As long as the planning board is going to be lead agency anyway.

MR. PETRO: We'll do it when they come back here.

MR. KRIEGER: Okay, but the problem is the SEQRA review has to be done before the zoning board can act.

Normally, it would be like all there and then when they are done there, they come back here.

MR. PETRO: Can the zoning board give us an indication of their favor? I don't want to go through all this and the ZBA not grant them their variances. Why don't you give that some thought. I can certainly ask, am I right or wrong, you go through all that and you don't get the variances.

MR. KRIEGER: Yeah, well, not exactly because if the planning board were lead agency under SEQRA, then any variances granted by the zoning board can be conditional on SEQRA, in other words, the zoning board would be done and the SEQRA review would take place here if they didn't pass SEQRA, that is it.

MR. PETRO: They don't have to go back to zoning then.

MR. KRIEGER: Exactly, so the answer is the zoning board will want to be lead agency and let the ZBA go ahead subject to.

MR. PETRO: The planning board.

MR. KRIEGER: I'm sorry, planning board will be lead agency.

MR. PETRO: Okay, done.

MR. KRIEGER: Now, the next thing that I want to mention in the way of information with the TPS application is dormant at the moment, as far as I can tell, just to suggest for consideration of the board members when and if it is revived, it may also be in close proximity to a historical location on the register, that being Clinton's House and that I'm not sure that that was adequately considered or was considered in the first one and probably should be if that application comes back again. So that is it.

MR. LUCAS: I understand from Glen Marshall that they are going through the process of restoration on that house, the historical society.

MR. PETRO: George Clinton's House?

MR. LUCAS: First Governor of New York.

MR. PETRO: We'll keep that in mind when the time comes if they make the application. Does any other board members have anything they want to bring up? Mike, do you have anything else that you want to bring up tonight?

MR. BABCOCK: No.

MR. PETRO: Motion to adjourn.

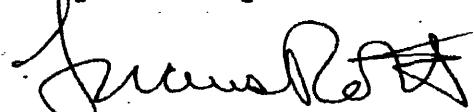
MR. DUBALDI: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

PRELIMINARY MEETING:

HABER/CELLULAR ONE

MR. NUGENT: Referred by P.B. for the following area variances for construction of a 160 ft. pole communications tower and equipment shed proposed for east side of Rt. 32 in a C zone: (1) 19.86 acres lot area; (2) 238.42 ft. lot width; (3) 69.30 ft. side yard for tower and 85.0 ft. for building (4) 138.50 ft. total side yard for tower and 138.6 ft. for building; (5) 52 ft. rear yard for tower and 38 ft. for building; (6) 100 ft. frontage; (7) 47.0 ft. for tower.

Mr. Richard Olsen, Esq. appeared before the board for this proposal.

MR. OLSEN: Good evening, Mr. Chairmen.

MR. NUGENT: Good evening.

MR. OLSEN: I know they sound like an immense amount of variances.

MR. NUGENT: Yes, they do.

MR. OLSEN: But the purpose of the application -- I have brought a site plan which I don't know if you have that?

MS. BARNHART: Do you have any more of these?

MR. OLSEN: I could leave them with you now.

MR. TORLEY: I just want to look at it now.

MR. OLSEN: We were with the planning board session of June 11 and the planning board at that time had sent us for a referral for the variances that are required. I believe you're at least familiar with the concept of the cell towers as NYNEX had one placed in the area about 1994, '95 I believe.

MR. NUGENT: Yeah.

MR. OLSEN: This type of facility is essentially identical. The 165 foot monopole tower which will just be, as it says, one pole antenna 165. For the leased parcel is part of the land of Dr. Haber which the majority of which are in the Town of Cornwall. This

property is the section that is in the Town of New Windsor. It is probably .14 acres. I believe that the 1996 facility is similar to the plot size. The application would be the installations of the tower as well as an equipment shed. Again, very similar to the one that was placed in service in 1994, '95.

MR. TORLEY: I'm little confused. Looking at your map, the location of it and according to this it looks like it's bordering on 32?

MR. OLSEN: This is the leased parcel. Dr. Haber's lot goes out and we are only leasing a small parcel in the rear which we will access over here. For this type of facility we really don't require a great deal of land, we are able to have a fence to keep the equipment inside.

MR. NUGENT: Is it right alongside Knox Village's road?

MR. OLSEN: It's against the Knox Village property. If you want an idea, this is the type of facility that we're planning to put there.

MR. TORLEY: 160 foot unguided pole?

MR. OLSEN: Believe me this was designed not to fall.

MR. TORLEY: What's the diameter of the base?

MR. OLSEN: I expected a representative of Cellular One here.

MR. NUGENT: 4 foot diameter, 165 free standing, that's what it says here.

MR. REIS: Richard, can you point out for me where we are on this?

MR. OLSEN: Our leased parcel is this section here. Dr. Haber's land runs this town the line.

MR. REIS: So this is --

MR. OLSEN: That's the total area for our application which is subject of our lease between Dr. Haber and Cellular One. As soon as you drive into Cornwall, you will pass the property.

MS. OWEN: Across from Temple Hill Garage, that's --

MR. NUGENT: Yeah, that's the back side of it.

MS. OWEN: -- that's a small driveway. Dirt road.

MR. OLSEN: We will access it over Knox Village. We have a deed right of access over this.

MR. NUGENT: I'm just trying to get the land in my mind alongside the Knox Village.

MR. OLSEN: There's 32 and the town line runs right on our parcel.

MR. TORLEY: Question. Is the planning board taking lead from SEQA?

MR. KRIEGER: No, SEQA is going to be an uncoordinated review which means the zoning board will have to do its own and the planning board will have to do its own.

MR. OLSEN: I specifically asked that question.

MR. NUGENT: Mike, I'm a tad confused about all these. Are we looking at this as a C-lot?

MR. BABCOCK: Yes.

MR. NUGENT: So he had to meet the criteria of a C, though?

MR. BABCOCK: Yes.

MR. NUGENT: Which is --

MR. OLSEN: Yes, it makes no sense because it's a shopping center zone. I certainly don't need 20 acres just to stick a pole in the air, but it is a special permitted use under your statute.

MR. NUGENT: But we don't --

MR. TORLEY: Are we counting this as a building?

MR. BABCOCK: There is a requirement on the bulk table for the use, B7 at the maximum allowable height is 18 feet building height.

MR. TORLEY: I mean he's also asking for building height variance for the tower.

MR. BABCOCK: That's correct.

MR. OLSEN: Which is number 7 on there.

MR. REIS: Can we take each one individually?

MR. NUGENT: If that's the way you'd like to do it. Of course, my question has got to be will it have any detrimental effect on the neighborhood as far as any kind of sound waves or noise or anything like that.

MR. OLSEN: No. These will fully comply with the FCC guidelines that have been determined by the federal government.

MR. TORLEY: Be fully prepared to show the public view of the shed.

MR. OLSEN: Yes, we've already had a balloon float or they are ready for it.

MR. TORLEY: I'm assuming you've had contact with Stewart.

MR. OLSEN: Yes, we have all the FAA clearances.

MR. KRIEGER: And, Mr. Chairman, in connection with the SEQA review of this particular application, I have been advised that it is within the notice provisions, it may be within the provisions because I have not read a hard copy of this it maybe within the notice, I have just been told it is within the distance of a structure that is on the national historical register. And one of the things that you are required to review under SEQA is historical impact as well.

MR. NUGENT: Over by Knox Headquarters?

MR. KRIEGER: It was brought up to me.

MR. TORLEY: Please, if you haven't done it, if possible, do the view of the shed from the Knox Village-- I'm sorry Knox Headquarters, that's the historical site.

MR. OLSEN: I'll double check with that.

MR. TORLEY: I don't know where the historical site is but I would have the balloon floated so that they can see what the sight of impact is from the Knox

Headquarters.

MR. OLSEN: We'll have the -- distance on the parcel to determine the impact on this.

MR. KRIEGER: As to whether there are any others other than Knox Headquarters, I don't know. I wasn't told specifically. As I remember the discussion, it was a house that was on the historical register so it may be on the land of Haber over in Cornwall.

MR. TORLEY: Yeah, the house by the bridge, isn't that a historical site?

MR. REIS: Yeah, I know where you are. I really don't know.

MR. OLSEN: We'll confirm it.

MR. TORLEY: This is going to be an interesting public hearing when it comes up.

MR. NUGENT: Yes.

MR. TORLEY: Have we had enough to make a motion or do you want to discuss it?

MR. NUGENT: No, we have got plenty.

MR. TORLEY: One minute. I'm sorry, you have to send out all the notices.

MR. OLSEN: Yes, I've already got the list.

MR. TORLEY: Please do more than the minimum notice. Tell them what that's going to be because people are going to freak out over this. The more information you put in that, the better it will be. I move that we set them up for a public hearing on the requested variances.

MS. OWEN: Second.

ROLL CALL

MS. OWEN	AYE
MR. TORLEY	AYE
MR. REIS	AYE
MR. NUGENT	AYE

Knox Village Inc.
2375 Hudson Terrace
Fort Lee, NJ 07024

Central Hudson Gas & Electric Corp.
284 South Avenue
Poughkeepsie, NY 12603

Di Micelli, Josephine
PO Box 283
Vails Gate, NY 12584

Di Micelli, Josephine
& Siano, Carolyn
PO Box 283
Vails Gate, NY 12584

Jaczko, Carolyn & Robert W.
PO Box 231
Vails Gate, NY 12584

4 Acres LLC
104 South Central Avenue
Valley Stream, NY 11580

Barton, Thomas W. & Dorothy P.
22 Truex Drive
New Windsor, NY 12553

Leto, Deborah B. & Kevin J.
24 Truex Drive
New Windsor, NY 12553

Grinder, Norman W. & Mary Ellen
26 Truex Drive
New Windsor, NY 12553

Villa, Frank J. & Margaret I.
P.O. Box 556
Vails Gate, NY 12584

Gonzalez, Joseph J. & Gertrude M.
15 Haight Dr
New Windsor, NY 12553

McDonald, John E. JR. & Barbara
13 Haight Dr.
New Windsor, NY 12553

Harris, Benjamin
P.O. Box 780
Cornwall, NY 12518

Moody, Robert & Maxine
P.O. Box 224
Vails Gate, NY 12584

Twenty Dexter, Ltd.
614 Little Britain Rd
New Windsor, NY 12553

Central Hudson Gas & Electric Corp.
284 South Ave
Poughkeepsie, NY 12601

Pushman, Albert JR & William
Pushman, Albert & Josephine
Pushman, Marion
P.O. Box 158
Vails Gate, NY 12584

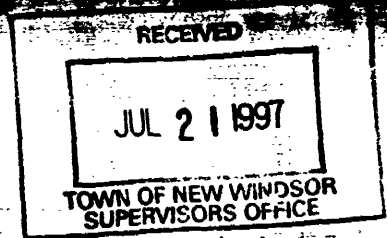
Carione, John & Louise
333 & 335 Blooming Grove Tpke
New Windsor, NY 12553

Dahlin, Raymond & Jean
Box 508
Vails Gate, NY 12584

Slepoy, Herbert & Gardner, Fred
104 S. Central Ave
Valley Stream, NY 11580

* Please be advised that the 500 ft. perimeter crosses over into the town of Cornwall.

A. Kruger
M. Edrall
M. Sabrock
P. Ritus
J. Nugent
M. Mason
P. Faubert



George

RE Planning Board Meeting of June 11, 1997 ^{Town}
Cellular One Site Plan (97-20) - Pt 32

I didn't like the way the Bell Atlantic/
NY/NEX representatives took for approval
of their tower, which bottom line was
that they were a utility, this was
necessary, they have the authority
to do it, so approve it.

Now we have another, a 165' pole
which will be an eyesore.

- 1) This won't be the last. There will be more.
- 2) As time goes on, there will also be a
need for smaller ones to act as relays.
- 3) These large poles/towers are very
valuable to who ever owns them,
as other companies will want to attach
their equipment to them.
- 4) Would you rather own the pole and charge
companies to attach or pay to attach your
equipment to someone else's.

- 5) new technology in telecommunications and the uses of this technology is rapidly expanding, but it depends upon relaying information
- 6) It is the wave and the way of the future, we can't and I don't believe we should try to stop it, but
- 7) we have an obligation to ensure that these companies work responsibly together in providing their services, and
- 8) that for us, would be locating their transmission poles in locations that can serve all or most of them, even though it may not be the least costly, most profitable and in their best interest and the best with our town, what it looks like after they have left and what as a consequence we have to live with.
- 9) I believe we must proceed cautiously on this request and we may need outside consulting on this to provide us advice, education and a framework from which to proceed
- 10) This needs to be addressed from the perspective of the whole, not one at a time, until it's too late to stop better - better construction
- 11)

ask 7-18-97



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

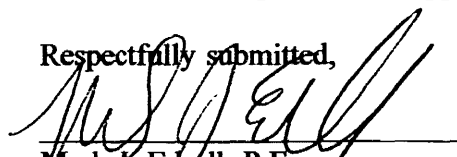
REVIEW NAME: CELLULAR ONE SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 9-BLOCK 1-LOT 19.22
PROJECT NUMBER: 97-20
DATE: 11 JUNE 1997
DESCRIPTION: THE APPLICATION INVOLVES THE CONSTRUCTION OF A
SMALL EQUIPMENT BUILDING AND A 165' TOWER ON A
LEASE PARCEL OF THE SUBJECT LOT. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The site is located within the C Zoning District of the Town. As well, the Lease parcel is immediately adjacent to the Town line with the Town of Cornwall.

The proposed use is Special Permit Use No. 7. This use requires a minimum lot area of 20 acres. The Haber property is actually split by the Town line. The portion within the Town of New Windsor would appear to be less than the required 20 acres. As well, the height of the tower exceeds the maximum permissible height. Setback variances from the property line would also appear necessary. The plan which is referred to the Zoning Board of Appeals should include a complete bulk table with indication of the actual variances necessary.

2. At this time it would appear appropriate that the Planning Board refer this application to the Zoning Board of Appeals for necessary variances.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:CELLULA.mk

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 97-20

DATE: 23 JUN 97

APPLICANT: CELLULAR ONE
96 PRICELLULAR CORP
45 ROCKEFELLER PLAZA SUITE 2201
NEW YORK NY 10020

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 6 JUNE 97

FOR (SUBDIVISION - SITE PLAN) _____

LOCATED AT EAST SIDE RT 32

ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 9 BLOCK: 1 LOT: 19.22

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

MULTIPLE BULK VARIANCES AS

LISTED BELOW.

[Signature]
 MARK J. EDSELL PE FOR
 MICHAEL BABCOCK,
 BUILDING INSPECTOR

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u> *(1)	<u>VARIANCE REQUEST</u>
ZONE <u>C</u> USE <u>B-7</u>		
MIN. LOT AREA	<u>20 AC.</u>	<u>0.14 AC</u> <u>19.86 AC</u>
MIN. LOT WIDTH	<u>300 FT</u>	<u>61.58 FT</u> <u>238.42 FT</u>
REQ'D FRONT YD	<u>100 FT</u>	<u>FT</u> <u>FT</u>
REQ'D SIDE YD.	<u>100 FT</u>	<u>TOWER 30.7 FT</u> <u>69.30 FT</u> <u>BLDG 15 FT</u> <u>85.0 FT</u>
REQ'D TOTAL SIDE YD.	<u>200 FT</u>	<u>TOWER 61.5 FT</u> <u>138.50 FT</u> <u>BLDG 61.4 FT</u> <u>138.6 FT</u>
REQ'D REAR YD.	<u>100 FT</u>	<u>TOWER 48.00 BLDG 62 FT</u> <u>TOWER 52 FT BLDG 38 FT</u>
REQ'D FRONTAGE	<u>100 FT</u>	<u>0 FT</u> <u>100 FT.</u>
MAX. BLDG. HT.	<u>18 FT</u>	<u>TOWER 165 FT</u> <u>TOWER 147.0 FT</u> <u>BLDG < 18 FT</u>
FLOOR AREA RATIO	<u>N/A</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>
DEV. COVERAGE	<u>20 %</u>	<u>< 20 %</u> <u>— %</u>
O/S PARKING SPACES	<u>N/A</u>	<u>—</u> <u>1</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
 OF APPEALS. ~~*(1)~~ VALUES PER APPLICANT, CORRECTED AS POSSIBLE

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

#1 7-14-97
SET UP FOR P/H

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 97-20

DATE: 23 JUN 97

APPLICANT: CELLULAR ONE
96 PRICELLULAR CORP
45 ROCKEFELLER PLAZA SUITE 2201
NEW YORK NY 10020

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 6 JUNE 97

FOR (SUBDIVISION - SITE PLAN) _____

LOCATED AT EAST SIDE RT 37

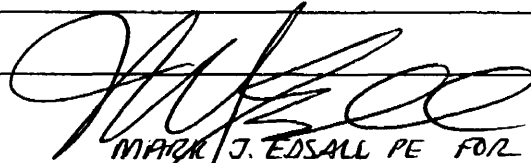
ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 9 BLOCK: 1 LOT: 19.22

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

MULTIPLE BULK VARIANCES AS

LISTED BELOW.



MICHAEL J. EDSALL PE FOR
MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>C</u> USE <u>B-7</u>	<u>(1)</u>	
MIN. LOT AREA	<u>20 AC.</u>	<u>19.86 AC</u>
MIN. LOT WIDTH	<u>300 FT</u>	<u>238.42 FT</u>
REQ'D FRONT YD	<u>100 FT</u>	<u>FT</u>
REQ'D SIDE YD.	<u>100 FT</u>	<u>FT</u>
REQ'D TOTAL SIDE YD.	<u>200 FT</u>	<u>FT</u>
REQ'D REAR YD.	<u>100 FT</u>	<u>FT</u>
REQ'D FRONTAGE	<u>100 FT</u>	<u>100 FT.</u>
MAX. BLDG. HT.	<u>18 FT</u>	<u>147.0 FT</u>
FLOOR AREA RATIO	<u>N/A</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>
DEV. COVERAGE	<u>20 %</u>	<u>— %</u>
O/S PARKING SPACES	<u>N/A</u>	<u>—</u>

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POSSIBLE Z.B.A. REFERRALS:

CELLULAR ONE SITE PLAN (97-20) - RT. 32

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MR. PETRO: Mr. Olsen, if you have a map, you can put it on the board, we can follow, we each have our own.

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MR. LUCAS: Where Tony DiMicelli used to live across from the Rider Truck place across the street there's a road that right-of-way that goes up in the back and it's behind.

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ROLL CALL

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MR. STENT	NO
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MR. PETRO	NO

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MR. OLSEN: Okay, thank you.

RESULTS OF P.B. MEETING

DATE: June 11, 1997

PROJECT NAME: Cell-U-lar One S.P. PROJECT NUMBER 97-20

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) 0 S) 3 VOTE: A 4 N 0 YES ✓ NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need Special Permit

Refer to Z.B.A.

POSSIBLE Z.B.A. REFERRALS:

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McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

New Windsor

P/B #

97-20

WORK SESSION DATE:

5 Nov 97

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Cell One

PROJECT STATUS: NEW _____

OLD _____

X

REPRESENTATIVE PRESENT:

Kelly Leibelt, Ed Chora, Kevin Brennan

MUNIC REPS PRESENT: BLDG INSP. _____

FIRE INSP. _____

ENGINEER _____

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Haber map - bldg - on eligible list } OKAY

- Knox determined contours

- didn't go to ZBA -> after heard about historical

- Type I SEGRA

- disc, there may be better site -
they may look elsewhere



McGOEY, HAUSER and EDSALL
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # _____

WORK SESSION DATE: 7 Jan 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Haber Estates

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Don Sledge

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ~~etc~~
- need to withdraw Cell 1 app
- rec remove at least one stone entry wall
- rec remove driveway
- DOT approval
- need sewer dept approval.
- check re are they paying to Firthcliffe Hts. sewer district
- Connall 4A

- no
are above? Discussion Item
4MJE91 pbwsform 1/14



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JUN 09 1997

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 20

DATE PLAN RECEIVED: RECEIVED JUN - 6 1997

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

[Signature] 6/16/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **97 - 20**
DATE PLAN RECEIVED: **RECEIVED JUN 6 1997**

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Priscular _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Will not interfere with water system

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JUN 09 1997

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 20

DATE PLAN RECEIVED: RECEIVED JUN - 6 1997

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

[Signature] 6/16/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Cellular One

Date: 10 June 1997

Planning Board Reference Number: PB-97-20

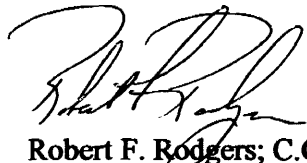
Dated: 6 June 1997

Fire Prevention Reference Number: FPS-97-028

A review of the above referenced subject site plan was conducted on 9 June 1997.

This site plan is acceptable.

Plans Dated: 18 May 1997.



Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640.
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97-20
WORK SESSION DATE: 4 June 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: later REQUIRED: Full App
PROJECT NAME: Cell One
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: L. Olse
MUNIC REPS PRESENT: BLDG INSP. Bob
FIRE INSP. Bob
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Dr. Haber project
reason \$750
6/11 agenda for ZBA referral



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 97--20

WORK SESSION DATE: 21 MAY 97

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes

REQUIRED: Full App later

PROJECT NAME: Cell One

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Bob Gilmore

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. Asst Rich.
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Cell tower @ Rt 32 town line w/ Cornwall
- Haber property
- Need to check Town line location -
- advise of ZBA variance needed
- C Zone may need bulk
- overall deed plot & sk

Will be ZBA referral (probably 6/11 mtg)

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan X Spec. Permit _____

1. Name of Project Cellular One - New Windsor
Chili Cellular Corporation
 2. Name of Applicant d/b/a Cellular One Phone (212) 459-0800
c/o Pri Cellular Corp.
Address 45 Rockefeller Plaza, Suite 3201, New York, NY 10020
(Street No. & Name) (Post Office) (State) (zip)
 3. Owner of Record Dr. Morton Haber Phone (914) 534-9500
c/o Charles Obremski, Esq.
Address 321 Main Street, Cornwall, NY 12518
(Street No. & Name) (Post Office) (State) (zip)
 4. Person Preparing Plan Robert T. Lounsbury LLS
Address P.O. Box 1124 Liberty NY 12794
(Street No. & Name) (Post Office) (State) (zip)
 5. Attorney Richard J. Olson, Esq. Phone (914) 471-4440
Address 9 Cannon Street, Poughkeepsie, NY 12601
(Street No. & Name) (Post Office) (State) (zip)
 6. Person to be notified to represent applicant at Planning Board Meeting Richard J. Olson Phone (914) 471-4440
(Name)
 7. Project Location: On the East side of NYS Route 32
(street)
159 feet East of NYS Route 32
(direction) (street)
 8. Project Data: Acreage of Parcel .14 Zone C,
School Dist. _____
 9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X
- If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 9 Block 1 Lot 19.22

11. General Description of Project: Erection of 165' high monopole
cellular telephone tower with 12x20 equipment shed on leased parcel of .14
acres surrounded by 6' high chain link fence

12. Has the Zoning Board of Appeals granted any variances for
this property? yes X no.

13. Has a Special Permit previously been granted for this
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)


SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

6th day of June 1997


Applicant's Signature
Attorney P. C. MURPHY

Margaret M. Conyea
Notary Public

MARGARET M. CONYEA
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 4976914
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES JAN 22, 1999

TOWN USE ONLY:

RECEIVED JUN - 6 1997

Date Application Received

97 - 20

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARDDr. Morton Haber, deposes and says that he
(Applicant)resides at Tower Hill Road, Tuxedo Park, NY 10982
(Applicant's Address)in the County of Rocklandand State of New Yorkand that he is the property owner of the
and that he is the/applicant for the Cellular One - New Windsor
Project

(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Cellular One through Richard J. Olson, Esq.
(Professional Representative)

to make the foregoing application as described therein.

Date: JUNE 10, 1997Dr. Morton Haber
(Owner's Signature) Dr. Morton Haber[Signature]
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

RECEIVED JUN - 6 1997

If applicable "XX"

TOWN OF NEW VENDESS PLANNING BOARD
SITE PLAN CHECKLIST

PART

1. ☒ Site Plan Number
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address(es)
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Number
8. ☒ Area Map Label
9. ☒ Site Designation
10. ☒ Properties Within 100' or More
11. ☒ Property Owner (Item #11)
12. ☒ Full Plan
13. ☒ Suite #1" = 31" or lesser)
14. ☒ Area and Boundaries
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Notifying Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ☒ NA Landscaping
23. ☒ NA Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ NA Loading Areas
28. ☒ NA Paving Details

(Items 22-28)

29. ☒ NA Driveway Locations
30. ☒ NA Driveway Through Section
31. ☒ NA Catch Basin Locations
32. ☒ NA Catch Basin Through Section
33. ☒ NA Storm Drains
34. ☒ NA Refuse Storage
35. ☒ Other Odorous Storage
36. ☒ NA Water Supply
37. ☒ NA Sanitary Disposal System
38. ☒ NA Fire Hydrants
39. ☒ Building Locations
40. ☒ Building Setbacks
41. ☒ Frame Building Elevations
42. ☒ NA Divisions of Ownership
43. ☒ NA Sign Details
44. ☒ NA Bulk Table Inset
45. ☒ Property Area (Nearest 100 sq. ft.)
46. ☒ Building Coverage (sq. ft.)
47. ☒ Building Coverage % of Total Area
48. ☒ NA Pavement Coverage (sq. ft.)
49. ☒ NA Pavement Coverage % of Total Area
50. ☒ Open Space (sq. ft.)
51. ☒ Open Space % of Total Area
52. ☒ No. of Parking Spaces Prop.
53. ☒ No. of Parking Spaces Per.

RECEIVED JUN - 6 1997

97 - 20

REFERRING TO QUESTION 2 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. required for all applicants filling AD Statement.
55. NA A Disclosure Statement, as the form set below must be submitted on all site plan maps prior to the affixing of a stamp of approval. Whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the lease, purchase, or exchange of property on which there exists a wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or lessee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities exist within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

FURTHER'S ACKNOWLEDGMENT:

The site plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Robert T. Lounsbury
 Licensed Professional
 Date: 6/5/97 Robert T. Lounsbury
my.s.# 49551

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

PROJECT I.D. NUMBER

RECEIVED JUN - 6 1997

617.21

97 - 20

SEQR

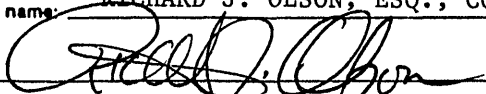
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR Chili Cellular Corp. d/b/a Cellular One		2. PROJECT NAME Cellular One - New Windsor	
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Haber property NYS Route 32 at Town of Cornwall line			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Communications facility consisting of 165' high monopole with antenna array and approximately 12 x 20 equipment shed on leased parcel of .14 acres surrounded by 6' high chain link fence.			
7. AMOUNT OF LAND AFFECTED: Initially .14 acres Ultimately _____ acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Design shipping zone			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Federal Communications Commission (FCC) - License to Operate			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FCC license will be updated once facility placed on line			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: RICHARD J. OLSON, ESQ., COUNSEL TO APPLICANT		Date: 6/6/97	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: No	
Minor disturbance of approximately 1,600 sq. ft. of land. Impacts (if any) primarily are confined to construction phase.	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
No. Other siting locations to obviate need for tower have been unsuccessful use of the monopole construction will minimize visual impacts.	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
No. No existing habitats or endangered species are known to exist at the project site.	
C4. A community's existing plans or goals as officially adopted, or a change in use of intensity of use of land or other natural resources? Explain briefly:	
No adverse impacts identified.	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
No adverse impacts identified.	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
No adverse impacts identified.	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
None identified. Facility will use approximately the same KW of electricity as 3-4 bedroom house.	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
Date	

JUN-05-97 THU 14:21

P. 03

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARDDr. Morton Haber, deposes and says that he
(Applicant)resides at Lower Hill Road, Tuxedo Park, NY 10982

(Applicant's Address)

in the County of Rocklandand State of New Yorkand that he is the ^{property owner of the} Cellular One - New Windsor
Project

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Cellular One through Richard J. Olson, Esq.

(Professional Representative)

to make the foregoing application as described therein.

Date: JUNE 10, 1997Dr. Morton Haber
(Owner's Signature) Dr. Morton Haber[Signature]
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

2001884

"XX"

RECEIVED JUN - 6 1997

97 - 20

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

RICHARD J. OLSON, an attorney duly licensed to practice law before the Courts of the State of New York hereby affirms that he has reviewed the flood hazard maps maintained in the Town of New Windsor Town Hall and states that the property affected by this application is not located in a flood hazard zone.

